



- LEGEND**
- △ = BERNTSEN A1NB OR RT-1 SECTION CORNER MONUMENTATION, FOUND AS NOTED
 - = EXISTING RIGHT-OF-WAY LINE
 - = EXISTING EASEMENT
 - = EXISTING BUILDING SETBACK LINE
 - P.O.B. = POINT OF BEGINNING
 - [XX.XX'] = RECORD DIMENSION
 - XX.XX' = MEASURED DIMENSION
 - WHEN THE RECORD DIMENSION IS THE ONLY SHOWN, THE MEASURED DIMENSION IS THE SAME AS THE RECORD.
 - ⊕ = EXISTING FIRE HYDRANT
 - ⊕ = EXISTING WATER VALVE
 - W = EXISTING WATER LINE
 - ⊕ = EXISTING SANITARY MANHOLE
 - SS = EXISTING SANITARY SEWER
 - ⊕ = EXISTING CURB INLET
 - ST = EXISTING STORM SEWER

LAND DESCRIPTION (DOC. NO. 01004262).

A part of the East half of the West half of the Southwest Quarter of Section thirty-four (34) in Township twenty-three (23) North, Range four (4) West, more particularly described as follows:
Beginning 924.65 feet South of the Northeast corner of the West half of the Southwest quarter of said Section, Township and Range; running thence South a distance of 413.8 feet; thence West a distance of 530 feet; thence North a distance of 409.5 feet; thence East to the place of beginning, containing 4.99 acres, more or less. Located in the City of Lafayette, Fairfield Township, Tippecanoe County, Indiana.

Except, (Document Number 01004263) A part of the East Half of the Southwest Quarter of Section Thirty-Four (34) in Township Twenty-Three (23) North, Range Four (4) West, Tippecanoe County, Indiana, described as follows:

Commencing at the Southeast corner of the land described in a deed to Snyder Living Trust recorded at Record #965887, said corner being 1338.45 feet South of the Northeast corner of the West half of the Southwest Quarter of said section, 34-23-4; thence West along the South line of said land a distance of 423.63 feet to the POINT OF BEGINNING; thence West along the said south line a distance of 106.37 feet to the southwest corner of said land; thence North along the west line of said land a distance of 409.50 feet to the northwest corner of said land; thence east along the North line of said land a distance of 106.37 feet; thence south a distance of 410.36 feet to the POINT OF BEGINNING, containing 1.0 acres, more or less.

Grantors, however, expressly reserve to themselves, their heirs, executors, administrators, personal representatives, and assigns, a storm water easement in, to, over and upon the above described property, such easement being described as follows:

Fifty (50) feet of even width off the south end of the above described tract.

LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY:

DOCUMENT NO: 01004262
GRANTOR: EDWARD A. SNYDER AND JERRY LEE SNYDER, AS SUCCESSOR CO-TRUSTEES OF THE FREDRICK H. SNYDER LIVING TRUST
GRANTEE: EDWARD A. SNYDER AND JERRY LEE SNYDER TENANTS IN COMMON WITH NO RIGHTS OF SURVIVORSHIP
DATE: MARCH 2, 2001

LAND SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA DOES HEREBY CERTIFY THAT THE ABOVE SKETCH PLAN WAS PREPARED UNDER HIS DIRECT SUPERVISION.



ROGER A. FINE - S0424 DATE

PREPARED FOR: EDWARD SNYDER
406 SOUTH EARL AVENUE
LAFAYETTE, INDIANA 47904
(765) 447-3452

TITLE HOLDER: EDWARD A. SNYDER AND JERRY LEE SNYDER

AUDITOR'S KEY NUMBER: 158-15700-0584

SURVEY NOTE

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY DEPICTED. THIS PLAT HAS BEEN PREPARED PURSUANT TO SECTION 3.4 (MINOR SUBDIVISIONS) AND SECTION 6.1 (MINOR SKETCH PLAN), OF THE UNIFIED SUBDIVISION ORDINANCE OF TIPPECANOE COUNTY AS AMENDED NOVEMBER, 1988. A BOUNDARY SURVEY MEETING THE REQUIREMENTS OF THE INDIANA ADMINISTRATIVE CODE, TITLE 865, ARTICLE 1, RULE 12 MAY BE PUBLISHED AND RECORDED AT A LATER DATE.

- SKETCH PLAN NOTES:**
- CURRENT SITE ZONING IS 'I-3'
 - TOPOGRAPHY SHOWN HEREON IS BASED ON TIPPECANOE COUNTY GIS
 - MONUMENTS SHALL BE SET AT ALL LOT CORNERS AS PRACTICAL, AS REQUIRED BY THE UNIFIED SUBDIVISION ORDINANCE AND INDIANA CODE.
 - THIS PROPERTY IS SERVED BY EXISTING UTILITIES.

FILES: 20171017.dwg, 01004262, S0424.dwg
FILED: 20171017, 01004262, S0424.dwg, LAFAYETTE, IN
PLOTED: 20171017, 01004262, S0424.dwg, LAFAYETTE, IN
BY: J. FISHER

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SKETCH PLAN

NEKAH D. SNYDER MINOR SUBDIVISION
LAFAYETTE, INDIANA

DWG. DATE: 01/07/08	A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 4 WEST, FAIRFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA
DRAWN BY: TLP	
CHECKED BY: RAF	
REVISIONS:	
(1) 01/08/08: UPDATE SUBDIVISION NAME & ADD RIGHT-OF-WAY DEDICATION	
(2) 02/25/08: ADD 20' DRAINAGE EASEMENT ON SOUTH PROPERTY LINE	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
SHEET 1 OF 1	COMMISSION NO. 07.74.1